132.0	0002	0008.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 940,300 / 940,300
					USE VALUE: 940,300 / 940,300
					ASSESSED: 940,300 / 940,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EBERLE JAY A &
Owner 2:	KNOFF NANCY
Owner 3:	
Street 1:	87 BARTLETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	REFOUR PHILIPPE -
Owner 2:	GIRARD STEPHENIE M -
Street 1:	87 BARTLETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .21 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Wood Shingle Exterior and 2234 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9130.000	314,600	1,200	624,500	940,300
Total Card	0.210	314,600	1,200	624,500	940,300
Total Parcel	0.210	314,600	1,200	624,500	940,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.00 /Parcel: 421.00

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 84893

GIS Ref

GIS Ref

Insp Date 05/15/18

!10300!

PREVIOUS ASSESSMENT

Parcel ID 132.0-0002-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	314,600	1200	9,130.	624,500	940,300		Year end	12/23/2021
2021	101	FV	303,300	1200	9,130.	624,500	929,000		Year End Roll	12/10/2020
2020	101	FV	303,300	1200	9,130.	624,500	929,000	929,000	Year End Roll	12/18/2019
2019	101	FV	231,300	1300	9,130.	659,200	891,800	891,800	Year End Roll	1/3/2019
2018	101	FV	235,500	0	9,130.	485,700	721,200	721,200	Year End Roll	12/20/2017
2017	101	FV	235,500	0	9,130.	464,900	700,400	700,400	Year End Roll	1/3/2017
2016	101	FV	235,500	0	9,130.	430,200	665,700	665,700	Year End	1/4/2016
2015	101	FV	234,400	0	9,130.	360,800	595,200	595,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:28:46

LAST REV

Date	Time
03/09/20	11:34:31
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10300

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REFOUR PHILIPPE	58761-281		3/27/2012		580,000	No	No		
AVERELL SELIG S	55168-466		8/13/2010		500,000	No	No		
DILLON PAUL F--	46007-519		8/31/2005		592,000	No	No		
DILLON THOMAS J	24352-357		3/14/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2019	2026	Solar Pa	8,952	C				
5/21/2014	479	Redo Bas	16,000					
3/22/2006	193	Redo Kit	35,000	C		G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	MEAS&NOTICE	CC	Chris C
6/18/2014	Info Fm Prmt	PC	PHIL C
6/26/2012	MLS	EMK	Ellen K
2/6/2009	Meas/Inspect	336	PATRIOT
12/6/1999	Inspected	267	PATRIOT
11/18/1999	Mailer Sent		
11/1/1999	Measured	263	PATRIOT
7/15/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	84893
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9130		Sq. Ft.	Site		0	90.	0.76	10									624,508						624,500	

Total AC/HA: 0.20960 | Total SF/SM: 9130 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 624,508 | Spl Credit | Total: 624,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.29655170
Const Adj.:	0.99841499
Adj $ / SQ:	129.450
Other Features:	107750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386527
Depreciation:	71894
Depreciated Total:	314633

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB 2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

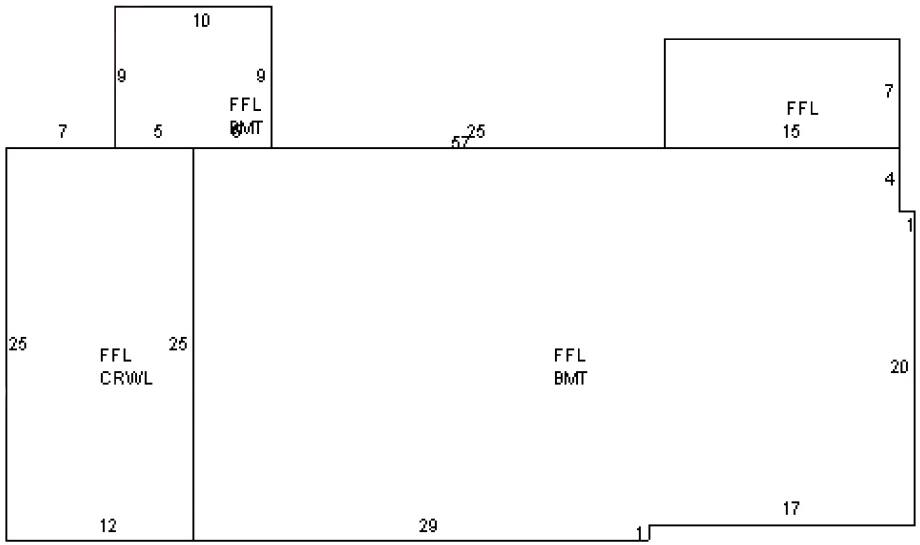
No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.45
Special Features:	0	Val/Su Net:	100.10
Final Total:	314600	Val/Su SzAd	193.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,624	129.450	210,226
BMT	Basement	1,219	51.460	62,725
CRWL	Crawl Space	300	19.420	5,825
	Net Sketched Area:	3,143	Total:	278,776
Size Ad	1624	Gross Area	3143	FinArea 2234

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.0-0002-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X24	A	AV	2000	3.03	T	15.2	101			1,200			1,200

More: N	Total Yard Items:	1,200	Total Special Featues:		Total: 1,200

IMAGE

AssessPro Patriot Properties, Inc